



# Know all Men by these Presents

**That** STATE-LAND, INC., a Maine

30204

58-2-10-H

58-2-64

82-0-4

82-0-25

52-390-8  
53-115

74-3

COMPANY,

68-10

a corporation organized and existing under the laws of the State of Maine

and located at Waterville

in the County of Kennebec and State of

TRANSFER  
TAX  
PAID

in consideration of One Dollar and other valuable consideration

paid by Sidney H. Geller and Elizabeth M. Geller, husband and wife, both of Waterville, County of Kennebec and State of Maine (whose mailing address is: 20 Silver Street, Waterville, Maine 04901)

the receipt whereof it do es hereby acknowledge, do es hereby

give, grant, bargain, sell and convey unto the said Sidney H. Geller and Elizabeth M. Geller, as joint tenants, their

heirs and assigns forever,

a certain lot or parcel of land and more particularly described as follows:

PARCEL ONE: Land located in Waterville in the County of Kennebec and State of Maine and commonly referred to as 3 Dunbar Court, Waterville, ME and more particularly described as follows:

Beginning at a stone bound set in the ground in the southerly line of the land now owned or formerly owned by Arthur Alden at a point one hundred and five and five tenths (105.5) feet distant in said Alden's southerly line from the westerly of Main Street; thence running westerly fifty and three tenths (50.3) feet to the center of a stone culvert; thence running southerly about one hundred and one and four tenths (101.4) feet in the center of said culvert to land of the estate of John Lublow; thence running easterly in line of said Lublow's land about sixty-four (64) feet to the southwest corner of land formerly by Julia A. Coffin and Frances F. Dunbar and now owned by Lewis Levine; thence running northerly ninety-nine and eight tenths (99.8) feet to the place of beginning, excepting and reserving, however, to the Horace Purninton Company, its successors and assigns, a right of way, on foot and with teams, over a strip of land thirty-three feet in width and extending across the southerly end of said premises, said right of way now being used as a private way and known as Dunbar Court.

Meaning and Intending to convey the same premises as described in a guardian's deed of Cyril M. Joly, Jr., guardian of E. Alberta Packard to State-Land, Inc., dated 10/10/74 and recorded in the Kennebec County Registry of Deeds, Book 1772, Page 125.

PARCEL TWO: Certain real estate situated in Waterville, County of Kennebec and State of Maine and more particularly bounded and described as follows: UNIT 8 in Thirty-Two College Avenue, Professional & Business Building Condominium, Waterville, County of Kennebec and State of Maine, pursuant to a Declaration under the Maine Condominium Act of the Maine Revised Statutes Annotated, as amended, Title 33, Chapter 31 et seq., which Declaration is dated June 1, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2689, Page 11, Exhibit C to said Declaration, the Plat Plan, is recorded in the Kennebec County Registry of Deeds in File #E-84066. Exhibit D to said Declaration, the Building Plans, are recorded in said Registry in File #3-84067 -#E-84074, inclusive. Said Declaration and Exhibits are incorporated herein by reference.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained in the above-referenced Declaration, as amended.

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Meaning and intending to convey the same premises described in a deed of Rosenthal, Pachowsky and Geller to State-Land, Inc., dated December 14, 1984 and recorded in the Kennebec County Registry of Deeds, Book 2797, Page 131.

PARCEL THREE: A certain lot or parcel of land with the buildings thereon in said China on the northerly side of the road from China Village to North Palermo, and bounded and described as follows, Beginning at the southwesterly corner of land owned or occupied in 1913 by Eliza A. Starkey; thence northerly in the westerly line of Eliza A. Starkey to the Mill Stream; thence westerly along said Mill Stream to Mud Pond and continuing in the shore of said Mud Pond to the stream running from said Mud Pond to China Lake; thence southerly in said stream to land then of George Rowe; thence easterly in the northerly lines of then George Rowe and then William Fletcher to Fletcher's northeast corner; thence southerly to said highway; thence easterly in the northerly line of said highway to the point of beginning. EXCEPTING, however, a lot of land owned or occupied in 1913 by O. C. Hamlin and known as Skunk Island.

Excepting and reserving therefrom a certain lot or parcel of land conveyed by Bert Starkey to Paul F. Fletcher about 1951 to which reference is had for a more particular description.

Also Excepting and Reserving parcel of land with the buildings thereon located on the northerly side of the Starkey Road in said China and more particularly described as follows: Beginning at a stake in the ground 190', more or less, easterly of the southeasterly boundary of Richard and Virginia Starkey, said Starkey description more particularly described in Kennebec Registry of Deeds, Book 1260, Page 337; thence running along the Starkey Road north 86 degrees 24' east a distance of 130.7' to another stake in the ground; thence running along the Starkey Road north 81 degrees 51' east a distance of 170.4' to another stake in the ground; thence running north 10 degrees 23' east a distance of 600' to a stake in the ground; thence running south 83 degrees 46' 30" west a distance of 300' to another stake in the ground; thence running south 10 degrees 28' 30" west a distance of 600' to the point of beginning. Containing 4.0 Acres. (Conveyed to Norman Soderberg et ux in 1977).

Meaning and intending to hereby convey a portion of the premises which were acquired by State-Land, Inc. by Deed of Richard McDonald and Ellen McDonald dated March 22, 1973 and recorded in Kennebec County Registry of Deeds, Book 1625, page 223.

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PARCEL FOUR: Another certain lot or parcel of land, with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit: Beginning at an iron pin in the westerly line of College Avenue at the southeasterly corner of land now or formerly of Purinton Company; thence at an interior angle of 56 degrees 55' in a westerly direction across Drummond Avenue three thousand twenty (3,020) feet to a point; thence at an interior angle of 103 degrees 24' in a southerly direction four hundred twenty-seven (427) feet to another point; thence at an interior angle of 76 degrees 30' in an easterly direction across said Drummond Avenue two thousand eight hundred sixty (2,860) feet to a stone bound in the westerly line of said College Avenue and the northeasterly corner of land now or formerly of one Pillsbury; thence at an interior angle of 123 degrees 11' in a northerly direction along the westerly line of said College Avenue four hundred seventy-nine and five-tenths (479.5) feet to the point of beginning.

Excepting from the above described parcel, a public street, known as Drummond Avenue, running from north to south across the above described premises.

Excepting and Reserving from the above parcel that portion which was sold by the within Grantor to Herbert W. Joseph, Sr. by Warranty Deed dated August 14, 1985 and recorded in the Kennebec Registry of Deeds which description is incorporated by reference herein.

Also excepting and reserving from the above parcel the parcel sold by the within Grantor to Semloh and subsequently sold by Semloh to Keyes Fibre Federal Credit Union in Book 2318, Page 200 which description is incorporated by reference herein.

Meaning and Intending to convey a portion of the same premises which were conveyed to the within Grantor by Warranty Deed of Donald B. Flood dated May 13, 1966 and recorded in Kennebec Registry of Deeds in Book 1417, Page 806.

Parcel One and Parcel Two are subject to two mortgages granted to Sam Pachowsky and Phillip M. Rosenthal dated August 14, 1985 and recorded in Kennebec County Registry of Deeds.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Sidney H. Geller and Elizabeth M. Geller, their

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heirs and assigns, to them and their use and behoof forever.

And do COVENANT with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises that they are free of all encumbrances:

that it has ~~have~~ good right to sell and convey the same to the said Grantee to hold as aforesaid; and that and its successors and assigns will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said STATE-LAND, INC.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Sidney H. Geller

, its President thereunto duly authorized, this 4th day of February in the year one thousand nine hundred and Eighty-Six.

Signed, Sealed and Delivered in presence of

STATE-LAND, INC.

By

Sidney H. Geller  
President

(Corporate Seal)

State of Maine,  
Kennebec

} ss.

February 4, 19 86

Then personally appeared the above named Sidney H. Geller, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Alice M. Gilbert  
~~Justice of the Peace~~ Notary Public  
Alice M. Gilbert

RECEIVED KENNEBEC SS.

1986 DEC 31 AM 9:00

RECORDED FROM ORIGINAL